

Planning and Zoning
Commissioners

Art Hughes, Chairman
John Clark, Vice Chair



Robert Horton
John Bond
Don Maxwell
G. H. Jones
Michael Parks
Michael Beckendorf

AGENDA

BRYAN PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 21, 2006
BRYAN MUNICIPAL BUILDING, 300 SOUTH TEXAS AVENUE

Workshop Meeting – 5:00 p.m.
Conference Room 305

1. WORKSHOP SESSION.
 - A. DISCUSSION ON VARIANCE PROCEDURES.
 - B. DISCUSSION ON ACCESSORY STRUCTURES.
 - C. REVIEW OF AGENDA FOR REGULAR PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 21, 2006 (No action will be taken).
 - D. COMMISSION/STAFF CONCERNS.

Regular Meeting – 6:00 p.m.
Council Chambers

2. CALL TO ORDER.
3. CITIZENS TO BE HEARD.
4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.
5. PUBLIC HEARING/CONSIDERATION – Planning Variance ([PV06-24](#)) M. Zimmermann
A 7.5-foot variance from the minimum 15-foot side building setback generally required on residential lots adjoining a local for two vacant lots located at the south corner of Old Kurten Road and Scott Street, being Lots 27 and 28 in the Redden and Thomas Addition in northeastern Bryan, Brazos County, Texas.
6. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit ([CU06-09](#)) M. Zimmermann
A conditional use permit to allow a neighborhood service establishment, specifically a hair salon, in a 'RD-5' Residential District – 5000 at 901 East 29th Street, specifically occupying the north 69 feet of Lots 13 and 14 in Block 10 of Phillips Addition in southeast central Bryan, Brazos County, Texas.
7. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit ([CU06-12](#)) M. Zimmermann
A conditional use permit to allow the conversion of an existing commercial building to a single-family residence in a 'C-1' Office zoning district at 2727 Osborn Lane, specifically occupying 8.82 acres known as the Allen Estate in eastern Bryan, Brazos County, Texas.
8. PUBLIC HEARING/CONSIDERATION – Replat ([RP06-08](#)) M. Zimmermann
A resubdivision of Lots B1 thru B5 in Block B of the subdivision known as Rockwood Park Estates, comprising 4.13 acres of land located at the southwest corner of North Harvey Mitchell Parkway (F.M. 2818) and Cedarwood Drive in far southwestern Bryan, Brazos County, Texas.

9. PUBLIC HEARING/CONSIDERATION – Replat ([RP06-14](#)) M. Zimmermann
A resubdivision of a 10.59-acre tract known as Ferrara’s Addition and located at the northwest corner of Finfeather Road and Stuart Street in southwestern Bryan, Brazos County, Texas.
10. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-21](#)) J. Dean
A request to change the zoning classification from ‘RD-7’ Residential District 7000 to ‘R-NC’ Residential Neighborhood Conservation District for 20 lots in the Briarcreek Forest #1 Subdivision in east central Bryan, Brazos County, Texas.
11. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-23](#)) M. Zimmermann
A request to change the zoning classification from ‘RD-7’ Residential District – 7000 to ‘R-NC’ Residential Neighborhood Conservation District for sixty-nine lots in the Memorial Forest Subdivision #1 in southeastern Bryan, Brazos County, Texas.
12. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-26](#)) L. Guindi
A request to change the zoning classification from ‘RD-7’ Residential District 7000 to ‘R-NC’ Residential Neighborhood Conservation District for 40 lots in the Briarcrest Estates Subdivision #2 located on Camelot Drive and Pinehurst Drive in Bryan, Brazos County, Texas.
13. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-27](#)) M. Zimmermann
A request to change the zoning classification from ‘RD-7’ Residential District – 7000 to ‘R-NC’ Residential Neighborhood Conservation District for eighty-four lots in the Memorial Forest Subdivision #4 Phase II in southeastern Bryan, Brazos County, Texas.
14. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-29](#)) L. Guindi
A request to change the zoning classification from ‘RD-7’ Residential District 7000 to ‘R-NC’ Residential Neighborhood Conservation District for 17 lots in the Austin’s Colony Subdivision – Phase 7B & 7C located on Williams Bend Drive and Williams Trace Drive in Bryan, Brazos County, Texas.
15. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-31](#)) J. Dean
A request to change the zoning classification from ‘RD-5’ Residential District 5000 to ‘R-NC’ Residential Neighborhood Conservation District for 22 lots in the Parkway Terrace #2 Subdivision in east central Bryan, Brazos County, Texas.
16. PUBLIC HEARING/CONSIDERATION – Rezoning ([RZ06-32](#)) J. Dean
A request to change the zoning classification from ‘RD-7’ Residential District 7000 to ‘R-NC’ Residential Neighborhood Conservation District for 121 lots in the North Manor Subdivision in central Bryan, Brazos County, Texas.
17. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](#) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.